

SEMS-RM DOCID # 88208338

IMAGETRAX # 3740-00001

MISSION LAND CO 6PT FOLDER

MEMORANDUM

To: Rachel Loftin  
From: Mitchell K. Middagh, URS Consultants *MM*  
Date: January 20, 1992  
Subject: Completed Work

Attached is the following completed:

PA: ☐ PA Review: ☐ SSI: ☐ LSI: ☐ SIRE: ☐  
Other: Preliminary Assessment Summary

Site Name: Mission Land Company *wh #3796*  
EPA ID#: CAD981654106  
City, County: Manhattan Beach, Los Angeles County

State Recommendation:  
(for reviews only)

For EPA Use Only

CERCLIS Lead:

*EPA | PA 1 Complete | NFRAP | 12-20-91*

*PA complete  
12-20-91  
"P"*

*Plott*

*referred to UST Rm.*

## MEMORANDUM

To: Rachel Loftin  
From: Mitchell K. Middagh, URS Consultants *mm*  
Date: December 6, 1991  
Subject: Completed Work

Attached is the following completed:

PA: ☐ PA Review: ☐ SSI: ☐ LSI: ☐ SIRE: ☐

Other: Preliminary Assessment Summary

Site Name: Mission Land Company

EPA ID#: CAD981654106 (3740)

City, County: Manhattan Beach, Los Angeles County

State Recommendation:  
(for reviews only)

For EPA Use Only

CERCLIS Lead:

*EPA / PA-1 Complete / NFRAP 12/20/91*

**Purpose:** Preliminary Assessment Summary

**Site:** Mission Land Company  
1500 Rosecrans Avenue  
Manhattan Beach, CA 90266  
Los Angeles County

**Site EPA ID Number:** CAD981654106

**URS Investigators:** Kurt D. Anderson  
Carrie L. Taylor

**Date of Inspection:** September 24, 1991

**Report Prepared By:** Carrie Taylor

**Report Reviewed By:** Chris Nelson  
Mitchell K. Middagh

**Review/Concurrence:** 

**Report Date:** January 20, 1992

**Submitted To:** Rachel Loftin  
EPA Region IX  
Work Assignment Manager

---

## **1.0 Introduction**

Under authority of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA), the U.S. Environmental Protection Agency (EPA) contracted URS Consultants to conduct a Preliminary Assessment Summary of Mission Land Company, located in the City of Manhattan Beach, California. This summary documents URS' investigative efforts.

## **2.0 Site Description**

Mission Land Company, in conjunction with investment partner, Comstock, Crosser, and Hickey, are the owners of the property referred to in EPA files as Mission Land Company. This partnership, known formally as Mission-CCH1, Limited, (Mission) is a property development group that purchased the subject property in 1988 from Data General Corporation. Mission planned to construct office buildings and a small shopping mall on the property. The property was purchased by Data General Corporation in the mid 1980's from Chevron Oil and Gas Company (Chevron). Chevron used the site as a crude oil tank farm from 1920 through sometime in the 1960's (2).

Prior to purchasing the property from Data General, Mission conducted an "environmental due diligence" investigation to "...evaluate land use at the site and its immediate surroundings for evidence of impairment due to handling or other uses of potentially hazardous materials" (1). The investigation revealed petroleum contamination at the site that was assumed to be related to activities conducted while the property was owned by Chevron (1920 through mid 1980's). The findings of the investigation are detailed in a preliminary assessment report by Dames and Moore (1).

According to the report, the site is located in the northeastern part of the former Chevron oil storage area. Part of the site is located within the boundary of one of four former reservoirs (tank farm) that comprised the oil storage area. The reservoirs were used for the storage of crude oil, fuel oil, and emulsified oils. Cutter stock, a product similar to kerosene and diesel, may also have been stored in the reservoirs (2).

Large quantities of soil were discovered to be contaminated with oil when Chevron dismantled the reservoirs in the early 1980's. It appears that during subsequent grading operations, oily soils were mixed with clean soils and spread over the former storage site, according to Chevron's consultants Medall and Associates (2). A further investigation conducted by Petroleum Industry Consultants (PIC) on behalf of Mission in January 1990 indicates that approximately 6,000 cubic yards of contaminated soil were mixed with clean soil across the former storage area at depths ranging from 4 to 20 feet. The report also indicates that the impacted area covers about 15,000 square feet. Not all of the contaminated area is located at the site. A golf course directly adjacent to the south end of the site appears to be the likely area containing the majority of the contamination (2).

PIC drilled, sampled, and tested three soil borings during the investigation to document the vertical extent of contamination at the southeast end of the site and to characterize the type and concentrations of contaminants. A total of 10 samples were collected and analyzed for total petroleum hydrocarbons (TPH), purgeable organics, and CAM metals (California Assessment Method). Results from 4 samples were reported. TPH was found at 38,000, 10,000, 14, and 9 mg/kg, respectively. Purgeable organics were all "ND" (not detected) with the exception of toluene, ethylbenzene, and xylenes in one sample: .73, 1.50, and 7.0 mg/kg, respectively. Quantitative results for metals were not reported; results were noted "All below STLC" (Soluble Threshold Limit Concentration). Detection limits were not reported with the analytical results for the four samples. Laboratory reports were not included in the investigation report (2).

---

Mission also learned that in addition to the petroleum-related contamination left from the former storage tanks, the site had a potentially dangerous methane gas (vapor) problem. Apparently this was caused by anaerobic bacterial degradation of the buried, contaminated soil. Mission was required to include a methane remediation system in all building plans for the site (2,3).

All building plans were approved with a passive methane barrier system. Construction proceeded and the shopping mall and adjacent restaurant and office buildings were completed. Mission split the 15 acre parcel into 6 and 9 acre parcels. A four-story office building is located on the 6 acre parcel. The office building address remains as 1500 Rosecrans Avenue (the site address listed in the EPA files). The remaining 9 acre parcel was further broken into smaller parcels (1570 through 1590 Rosecrans Avenue), and comprises the shops that make up the shopping mall. The 1500 Rosecrans property was sold to Franklin Properties of San Mateo, California. Mission remains the owner of the shopping mall (known as Manhattan Marketplace) (3).

It appears that the site was listed in the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) because of a letter from Mission Land Company's attorneys to EPA Administrator William Reilly. The letter informs EPA of Mission's intent to recover costs from Chevron associated with the installation of the methane barrier system and other remedial activities conducted at the site. URS Consultants conducted a site reconnaissance of the property as part of an EPA preliminary assessment. Documentation of some of Mission's environmental investigations were reviewed by URS and are included in the site files (1,2,4). It appears, however, that the environmental issues impacting the site are precluded from further investigation under CERCLA because of the petroleum exclusion clause.

### ***3.0 Regulatory Involvement***

Mission was required to conduct a Preliminary Endangerment Assessment for the evaluation of petroleum contamination and subsequent methane vapors produced at the site prior to development of the property. The City of Manhattan Beach and the California Department of Health Services (DHS) were involved in approving the permitting, installation, and monitoring the passive methane barrier system that was included in building specifications.

DHS (now known as Cal-EPA Department of Toxic Substances Control) is currently working with Chevron in the remaining tank farm and refinery surroundings to assess environmental issues and to negotiate the clean-up of areas surrounding the site. The Mission property is not included as part of the assessment or negotiations for clean-up as DHS feels that environmental issues impacting the Mission site were addressed and resolved in the Preliminary Endangerment Assessment conducted by PIC on behalf of Mission (5).

### ***4.0 Summary of HRS Considerations***

#### ***4.1 Waste Type and Characteristics***

Hazardous substances have been identified for the site. However, these substances, which include petroleum and petroleum related substances such as methane, toluene, ethylbenzene, and xylenes are ineligible for HRS considerations under the CERCLA petroleum exclusion clause. Therefore, waste quantities and characteristics are not provided as part of this assessment.

---

## 4.2 HRS Pathways of Concern

The Hazard Ranking System (HRS) is a scoring system used to assess the relative threat associated with actual or potential releases of hazardous substances from sites. The system is the principal mechanism used by the EPA to place hazardous waste sites on the National Priorities List (NPL). The primary HRS factors pertinent to the Mission Land Company site are:

- Identified hazardous substances include petroleum and petroleum related substances: methane, toluene, ethylbenzene, and xylenes. In this case, substances are ineligible for HRS considerations under the CERCLA petroleum exclusion clause.
- The source of the contamination (tank farm) has reportedly been eliminated. Contamination at the site may require further investigation outside CERCLA.
- The site is unrestricted to public access and the nearest residence is within 1/4 mile of the site. However, the entire site is paved with asphalt and concrete. Additionally, contaminated soils were reportedly topped with approximately 4 feet of clean soil. It is unlikely that the public would come into contact with contaminated soils.
- The shallowest groundwater aquifer (Old Dune Aquifer) is not used as a drinking water source. Deeper aquifers (Gage and Silverado) are used for drinking water and industrial purposes and appear to generally be separated from the Old Dune Aquifer and from each other by intermediate aquitards (Manhattan Beach and El Segundo).
- A release or the potential to release to surface water from the site appears low. Water from the Los Angeles River is not used as a drinking water source. In addition, surface runoff potential of buried, contaminated soils has been eliminated by paving the entire site.
- The potential for release to air pathways exists. A release of methane and or other aromatic compounds (as petroleum by-products) is possible. It appears, however, that these compounds are not eligible for HRS scoring in this case under the CERCLA petroleum exclusion clause.

## 5.0 EPA Recommendations

	<u>Initial</u>	<u>Date</u>
No Further Remedial Action planned Under CERCLA	<u>fl</u>	<u>12/2/91</u>
Higher-Priority SI under CERCLA	_____	_____
Lower-Priority SI under CERCLA	_____	_____
Defer to Other Authority (e.g., RCRA, TSCA, NRC)	_____	_____

Referred to EPA  
Underground Storage  
Program.



---

## **References**

1. Dames and Moore, *Preliminary Site Assessment, Data General Property, 1500 Rosecrans Avenue, Manhattan Beach, California for Comstock, Crosser, and Hickey Development Group*, December 31, 1987.
2. Petroleum Industry Consultants, Environmental Services, *Preliminary Endangerment Assessment for Comstock, Crosser, and Hickey Development Company*, March 13, 1990.
3. Anderson, Kurt D., and Carrie Taylor, Site Reconnaissance Interview and Observations Report of Mission Land Company, September 24, 1991.
4. Dames and Moore, *Geotechnical Investigation, Manhattan Marketplace-Retail Site, Manhattan Beach, California, for Comstock, Crosser, and Hickey Development Group*, December 5, 1989.
5. Ives, Lindsay, CAL EPA, Department of Toxic Substances Control, and Carrie Taylor, URS Consultants, telephone conversation, September 26, 1991.

---

**Appendix A**  
**Contact Log and Reports**

---

---

## Contact Log

**Facility Name:** Mission Land Company  
**Facility ID #:** CAD0981654106

---

Contact	Affiliation	Phone #	Date	Information
Satish Gulati	Cal EPA - Region 3	(818) 567-3126	08/28/91	Cal EPA - Region 3 does have information on Mission Land. Documents copied by URS on 09/16/91.
Nhan Bao	Regional Water Quality Control Board - Region 4	(213) 266-7500	9/12/91	RWQCB - Region 4 does not have any files on Mission Land Company.
Brad Skepner	Comstock, Crosser, & Hickey	(213) 546-5718	9/17/91	See Contact Report. Confirmation was by fax on 09/17/91.
Lindsay Ives	CAL EPA	(818) 567-3075	10/26/91	See Contact Report. Confirmation was by fax on 10/26/91.

---

**URS Consultants**

Preliminary Assessment  
Site Inspection Team

**Contact Report**

**Contact Made Concerning:** CAD981654106  
**Mission Land Company**  
1500 Rosecrans Avenue  
Manhattan, California 90266

**Agency or Affiliation Contact:** **Comstock, Crosser, and Hickey**  
**Department:** Mission-CCH1 Limited  
**Address:** 321 12th Street  
**City, State, Zip Code:** Manhattan Beach CA 90266  
**County:** Los Angeles

**Representative Contacted:**

<b>Name:</b>	1. Angela Brown	2. Brad Skepner	3.
<b>Title:</b>	Receptionist	Property Manager	
<b>Contact Phone Number:</b>	213-546-5781	213-546-5781	
<b>Contact Date:</b>	09/17/91	09/17/91	

**URS Representative:** Carrie Taylor

**Comments:**

09/17/91

Angela indicated that the people that I need to speak to are out to lunch. She will have Mr. Brad Skepner return my call.

09/17/91

Brad returned my call and we scheduled a site visit of Mission Land Company, also known as Manhattan Marketplace, on Tuesday, September 24, 1991 at 10:00 am. He will meet us at the covered patio area at Manhattan Marketplace, 1570 Rosecrans Avenue.

Brad offered a brief site history. Mission Land Company, formally known as Mission CCH1, Limited (Mission), purchased a fifteen acre parcel from the Data General Corporation in 1988. Data General had purchased this parcel along with a significant amount of other property from Chevron U.S.A. sometime during the 1980's. The parcel, which was formerly all considered 1500 Rosecrans Avenue, was split into two parcels by Mission. One parcel (approximately 6 acres) has a large office building and surrounding

Continued...

*Carrie Taylor*  
9/17/91  
Page 1 of 1

**Confirmation:** ☒ Yes ☐ No

**Confirmation by:** ☐ Letter ☐ Phone ☒ Other fax

Comstock, Crosser, and Hickey: Contact: Angela Brown, Brad Skepner,

**Comments Continued:**

parking lot, which remains 1500 Rosecrans Avenue. This parcel and building was sold to Franklin Properties, Inc., of 1800 Gateway Drive, Suite 200, San Mateo, California 94404. The property is managed locally by Continental Property Management 9045 Haven, Suite 100, Rancho Cucomonga, CA 91730. The remainder of the property (approximately 9 acres) is defined as 1570 through 1590 Rosecrans Avenue. The property is now a small shopping mall and is owned by Mission.

The site and surrounding property were formerly owned by Chevron and used as a tank farm. Chevron still owns property nearby and continues to operate a tank farm as close as 1/4 mile from the Mission property. According to Brad, Chevron did conduct demolition and grading of the property prior to sale to Data General. However, Mission was required to conduct an remedial investigation/feasibility study on the property after it was purchased Data General and prior to any development of the shopping mall. Apparently, there was still petroleum product left in the ground and product degradation process were causing a significant methane gas problem. Mission installed passive methane barrier systems on the now 1500 Rosecrans and 1570-90 Rosecrans Avenue buildings as per the City of Manhattan Beach.

Mission conducts quarterly monitoring of its facilities for methane gas vapors. The methane barrier system was installed by John Sepich, of Methane Specialists. 3609 East Thousand Oaks Boulevard, Westlake Village, California 91362. Phone number is 805-373-9321.

The environmental investigations were conducted by Dames and Moore, project manager and phone number not available, and by Petroleum Industry Consultants, Tim Hersch Project Manager, 7261 Mars Drive, Huntington Beach, CA 92647. Phone number is 714-842-6331.

I told Brad that if we needed to contact these consultants we would not do so without his approval. He does have copies of all the reports from these consultants and will make them available to us at the time of our site inspection.

*Carrie Zlar*  
9/17/04

Page 2 of 2

Confirmation: ☒ Yes ☐ No

Confirmation by: ☐ Letter ☐ Phone ☒ Other fax

**URS Consultants**

Preliminary Assessment  
Site Inspection Team

**Contact Report**

**Contact Made Concerning:** CAD981654106  
**Mission Land Company**  
1500 Rosecrans Avenue  
Manhattan, California 90266  
County of Los Angeles County

**Agency or Affiliation Contact:** Cal EPA  
**Department:** Department of Toxic Substances Control  
**Address:** 14-5 North San Fernando Boulevard #300  
**City, State, Zip Code:** Burbank CA 91504  
**County:** Los Angeles

**Representative Contacted:**

<b>Name:</b>	1. Lindsay Ives	2.	3.
<b>Title:</b>	Haz. Mtls. Specialist		
<b>Contact Phone Number:</b>	818-567-3000		
<b>Contact Date:</b>	10/26/91		

**URS Representative:** Carrie Taylor

**Comments:**

10/26/91

I called Lindsay to determine if there was any involvement from his agency on the site. He was not available and I left a voice mail message for him.

10/29/91

Lindsay returned my call. I told him what the Preliminary Assessment program was about and how it applied to Mission Land Company. (He knew the site as Comstock, Crosser, and Hickey). He said that the agency, when it was known as the Department of Health Services, had oversight of the building plans for the methane gas system. He also indicated that the agency was responsible for signing off the Preliminary Endangerment Assessment report that was produced by Petroleum Industry Consultants.

Lindsay also indicated that the agency is currently working with Chevron Development to address Chevron-related environmental issues in the area surrounding the Mission site. Lindsay said that the areas being evaluated do not include the Mission site because as far as the agency is concerned, environmental issues pertinent to the Mission site were successfully addressed in the Preliminary Endangerment Assessment.

*Carrie Taylor* 10/26/91  
Page 1 of 1

**Confirmation:** ☒ Yes ☐ No

**Confirmation by:** ☐ Letter ☐ Phone ☒ Other fax

---

**Appendix B**  
**Site Reconnaissance Report**

# Site Reconnaissance Interview and Observation Report

**Site Information CAD981654106**

Name: **Mission Land Company**  
Address: 1500 Rosecrans Avenue  
City, State, Zip Code: Manhattan, California 90266  
Phone Number: (213) 546-5781  
Contact Name: Mr. Brad Skepner  
Date of Site Visit: 09/24/91

URS Site Visit Team: Kurt Anderson  
Carrie Taylor

**Site Representatives**

Name :	Brad Skepner	Title	Property Manager
	Fred Hickey		Partner

**Comments and Observations**

Kurt Anderson and myself met at the site with Brad Skepner and Fred Hickey of Comstock, Crosser, and Hickey Developers (CCH). Mr. Skepner is the company's property manager and Mr. Hickey is a partner in the development group corporation. The property is officially owned by Mission-CCH1-Limited, c/o Comstock, Crosser, and Hickey, 321 12th Street, Manhattan Beach, California. (Mission Land Company is the equity partner who, along with CCH purchased the site property, hence the "Mission" portion of the property title name.)

Mission-CCH1-Limited (Mission) purchased the property from the Data General Corporation in 1988. Data General had purchased the property from Chevron Oil and Gas Company in the mid 1980's. At the time of Mission's purchase, the site was comprised of 15 acres and was completely undeveloped. Mission planned to develop the property and build office buildings and a mini shopping mall. Prior to the purchase of the property, Mission conducted environmental due diligence and had the property assessed for potential environmental impacts and a further geotechnical investigation by Dames and Moore (December 1987).

The investigation resulted in finding that the site was once a former storage facility for Chevron Oil and Gas Company (Chevron). There was evidence that the soil onsite was subject to residual petroleum contamination from the former storage area. Additionally, the site had a significant methane gas problem, which was assumed to be the result of bacterial degradation of the petroleum products in the contaminated soil. Brad mentioned that the area was originally intended for residential housing, but that when the contamination and methane was discovered, all plans for residential expansion were halted. (It is unclear how this action was taken, or by whom. URS cannot verify if this is a fact.)

*Continued*



**Site Reconnaissance  
Interview and Observation Report (Continued)**

**Comments and Observations (continued)**

09/24/91

In order to determine if they could proceed with construction of the planned buildings and to meet requirements of DHS, Mission was required to conduct additional remedial investigations. These investigations were apparently to determine the extent of any soil contamination at the site and to determine if the property was suitable for construction. A full Remedial Investigation/Feasibility Study (RIFS) and geotechnical assessment, and a preliminary endangerment assessment were conducted by Dames and Moore, and Petroleum Industry Consultants (PIC), respectively. The project manager for Dames and Moore was not identified. The project manager for PIC was Tim Hersch. PIC address: 7261 Mars Drive, Huntington Beach, CA 92647. Phone number is 714-842-6331. A copy of both firms' reports are available in URS' site files.

In addition to the remedial investigations, Mission was required to include a passive methane barrier system in its building plans to remediate potential methane gas problems throughout any planned facilities. The shopping mall and adjacent office and restaurant buildings were completed. In 1989, Mission split the property and sold the northwest corner of the parcel, which was approximately 6 acres and had a four or five story office building located on it. The address of this parcel and building remains 1500 Rosecrans Boulevard, Manhattan Beach. A walk around the periphery of the office building was conducted by URS. One office building and a large parking area appear to be the only development of the property. Mission did install a passive methane barrier system in this building. This building and property was sold by Mission to Franklin Properties, Inc., 1800 Gateway Drive Suite 200 San Mateo, California 94404.

The current Mission property is comprised of approximately 9 acres and is known to the public as Manhattan Marketplace. Manhattan Marketplace is a small shopping mall with restaurants, a grocery store, a dry cleaners (drop facility only), a beauty supply store (retail only), and a book store. The addresses of the mall range from 1570 through 1590 Rosecrans Avenue, Manhattan Beach, California. The site is completely paved and is fenced on the eastern and southern sides. Public access is unrestricted, however. The nearest residence is within 1/4 mile of the site. The site is in a commercially zoned area. The site is bounded by Rosecrans Avenue to the North, a TRW administrative facility on the east, a public golf course and hotel to the south, and a parking lot and office building to the west.

The property is still monitored quarterly for methane gas vapors by the firm that installed the system, Methane Specialists, 3609 East Thousand Oaks Boulevard, Westlake Village, California 91362. The contact is Mr. John Sepich. His phone number is 805-373-9321. Monitoring data is in Mission's files at the Comstock, Crosser, Hickey address above.

URS determined during a review of available documents at the Mission offices that this site is probably not eligible for HRS considerations as it appears to fall under the CERCLA petroleum exclusion clause. This will be relayed to Rachel Loftin for further determination.

*Carrie Taylor* 1/20/92

JUN 16 1992

mailed  
CT

MEMORANDUM

3740

1-24-92

CT-

pls mail.

for,

fr

To: Rachel Loftin

From: Mitchell K. Middagh, URS Consultants *mm*

Date: January 20, 1992

Subject: Transmittal List for Mission Land Company  
Preliminary Assessment Summary

CAD981654106

URS suggests that the following persons/agencies receive a copy of the document referenced above:

- Comstock, Crosser, & Hickey  
321 12th Street  
Manhattan Beach, California 90266  
Attn: Brad Skepner
- Regional Water Quality Control Board  
101 Centre Plaza Drive  
Monterey Park, California 91754-2156
- California Environmental Protection Agency Region 3  
Department of Toxic Substances Control  
1405 N. San Fernando Boulevard  
Burbank, California 91504  
Attn: Lindsay Ives

Attn: Nhan  
Bao



818/  
567-  
3000

Mr.



# Potential Hazardous Waste Site Preliminary Assessment Form

## Identification

State: California CERCLIS Number: **CAD981654106**  
 CERCLIS Discover Date: 12/26/90

## 1. General Site Information

Name: Mission Land Company		Street: 1500 Rosecrans Avenue	
City: Manhattan		State: California	County: Los Angeles County
Latitude: 33°54'00" N	Approximate Area of Site:  15 Acres  Square Ft.	Status of Site:  <input checked="" type="checkbox"/> Active <input type="checkbox"/> Inactive <input type="checkbox"/> Not Specified	County Code: 037
Longitude: 118°25'00"W			Cong. Dist.: 27

## 2. Owner/Operator Information

Owner: Mission-CCH1, Limited		Operator:	
Street: 321 12th Street		Street:	
City: Manhattan Beach		City:	
State: CA	Zip Code: 90266	Telephone:	State: Zip Code: Telephone:
Type of ownership <input checked="" type="checkbox"/> Private <input type="checkbox"/> Municipal <input type="checkbox"/> Federal Agency <input type="checkbox"/> Not Specified <input type="checkbox"/> State <input type="checkbox"/> Other <input type="checkbox"/> Indian <input type="checkbox"/> County		How Initially Identified <input type="checkbox"/> Citizen Complaint <input type="checkbox"/> Federal Program <input type="checkbox"/> PA Petition <input type="checkbox"/> Incidental <input type="checkbox"/> State/Local Program <input type="checkbox"/> Not Specified <input type="checkbox"/> RCRA/CERCLA Notification <input checked="" type="checkbox"/> Other	

## 3. Site Evaluator Information

Evaluator: Kurt Anderson	Agency/Organization: URS Consultants	Date Prepared: 1/20/92
Street: 401 E. Ocean Blvd.	City: Long Beach	State: California
Name of EPA or State Agency Contact Rachel Loftin	Street: 75 Hawthorne Street	
City: San Francisco	State: California	Telephone: (415) 744-2348

## 4. Site Disposition (for EPA use Only)

Emergency Response/Removal Assessment Recommendations  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Date:	CERCLIS Recommendations: <input type="checkbox"/> Higher Priority SI <input type="checkbox"/> Lower Priority SI <input checked="" type="checkbox"/> NFRAP <input type="checkbox"/> RCRA <input type="checkbox"/> Other <input type="checkbox"/> Date:	Signature: <i>RN Loftin</i>  Names (typed): <i>RACHEL LOFTIN</i>  Position: <i>Site Assess. Mgr.</i>
--	---	--

**Potential Hazardous Waste Site  
Preliminary Assessment Form - Page 2 of 4**

CERCLIS Number:  
**CAD981654106**

### 5. General Site Characteristics

Predominant Land Uses Within 1 Mile of Site (Check all that apply):

- |   |  |                              |   |
|---|--|------------------------------|---|
| <input checked="" type="checkbox"/> Industrial  | <input type="checkbox"/> Forest/Fields | <input type="checkbox"/> DOD | <input type="checkbox"/> Other Federal Facility |
| <input checked="" type="checkbox"/> Commercial  | <input type="checkbox"/> Agriculture   | <input type="checkbox"/> DOE |   |
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Mining        | <input type="checkbox"/> DOI | <input type="checkbox"/> Other                  |

Site Setting:

- ☒ Urban  
☐ Suburban  
☐ Rural

Years of Operation:

Beginning Year 1988  
 Ending Year \_\_\_\_\_  
☐ Unknown

Type of Site Operations (Check all that apply):

- |  |  |
|--|--|
| <input type="checkbox"/> Manufacturing   | <input checked="" type="checkbox"/> Retail               |
| <input type="checkbox"/> Lumber and Wood Products  | <input type="checkbox"/> Recycling                       |
| <input type="checkbox"/> Inorganic Chemicals   | <input type="checkbox"/> Junk/Salvage Yard               |
| <input type="checkbox"/> Plastic and/or Rubber Products  | <input type="checkbox"/> Municipal Landfill              |
| <input type="checkbox"/> Paints, Varnishes   | <input type="checkbox"/> Other Landfill                  |
| <input type="checkbox"/> Industrial Organic Chemicals  | <input type="checkbox"/> DOD                             |
| <input type="checkbox"/> Agricultural Chemicals<br>(e.g., pesticides, fertilizers)             | <input type="checkbox"/> DOE                             |
| <input type="checkbox"/> Miscellaneous Chemical Products<br>(e.g., adhesives, explosives, ink) | <input type="checkbox"/> DOI                             |
| <input type="checkbox"/> Primary Metals  | <input type="checkbox"/> Other Federal Facility          |
| <input type="checkbox"/> Metal Coating, Plating, Engraving                                     | <input type="checkbox"/> RCRA                            |
| <input type="checkbox"/> Metal Forging, Stamping   | <input type="checkbox"/> Treatment, Storage, or Disposal |
| <input type="checkbox"/> Fabricated Structural Metal Products                                  | <input type="checkbox"/> Large Quantity Generator        |
| <input type="checkbox"/> Electronic Equipment  | <input type="checkbox"/> Small Quantity Generator        |
| <input type="checkbox"/> Other Manufacturing   | <input type="checkbox"/> Subtitle D                      |
|  | <input type="checkbox"/> Municipal                       |
|  | <input type="checkbox"/> Industrial                      |
| <input type="checkbox"/> Mining  | <input type="checkbox"/> "Converter"                     |
| <input type="checkbox"/> Metals  | <input type="checkbox"/> "Protective Filer"              |
| <input type="checkbox"/> Coal  | <input type="checkbox"/> "Non- or Late Filer"            |
| <input type="checkbox"/> Oil and Gas   |  |
| <input type="checkbox"/> Non-metallic Minerals   | <input type="checkbox"/> Not Specified                   |
|  | <input type="checkbox"/> Other                           |

Waste Generated:

- ☐ Onsite  
☐ Offsite  
☐ Onsite and Offsite

Waste Deposition Authorized By:

- ☐ Present Owner  
☒ Former Owner  
☐ Present and Former Owner  
☐ Unauthorized  
☐ Unknown

Waste Accessible to the Public:

- ☐ Yes  
☒ No

Distance to Nearest Dwelling,  
School, or Workplace:

1320 Feet

### 6. Waste Characteristics Information

Source Type:  
(Check all that apply)

Source Waste Quantity  
(include units)

Tier \*:

- |   |                       |          |
|---|-----------------------|----------|
| <input type="checkbox"/> Landfill   | _____                 | _____    |
| <input type="checkbox"/> Surface Impoundment  | _____                 | _____    |
| <input type="checkbox"/> Drums  | _____                 | _____    |
| <input type="checkbox"/> Tanks and non-Drum Containers                                | _____                 | _____    |
| <input type="checkbox"/> Chemical Waste Pile  | _____                 | _____    |
| <input type="checkbox"/> Scrap Metal or Junk Pile                                     | _____                 | _____    |
| <input type="checkbox"/> Tailings Pile  | _____                 | _____    |
| <input type="checkbox"/> Trash Pile (open dump)                                       | _____                 | _____    |
| <input type="checkbox"/> Land Treatment   | _____                 | _____    |
| <input type="checkbox"/> Contaminated Ground Water Plume<br>(unidentified source)     | _____                 | _____    |
| <input type="checkbox"/> Contaminated Surface Water/Sediment<br>(unidentified source) | _____                 | _____    |
| <input checked="" type="checkbox"/> Contaminated Soil                                 | <u>6,000 cu. yds.</u> | <u>V</u> |
| <input type="checkbox"/> Other: _____   | _____                 | _____    |
| <input type="checkbox"/> No Sources   |                       |          |

General Types of Waste (check all that apply):

- ☐ Metals  
☐ Organics  
☐ Inorganics  
☐ Solvents  
☐ Paints/Pigments  
☐ Laboratory/Hospital Waste  
☐ Radioactive Waste  
☒ Oily Waste  
☐ Pesticides/Herbicides  
☐ Acids/Bases  
☐ Construction/Demolition Waste  
☐ Municipal Waste  
☐ Mining Waste  
☐ Explosives  
☐ Other

Physical State of Waste as Deposited  
(check all that apply):

- ☐ Solid    ☐ Gas  
☐ Liquid    ☐ Powder  
☒ Sludge

\* C = Constituent, W = Wastestream, V = Volume, A = Area

**Potential Hazardous Waste Site  
Preliminary Assessment Form - Page 3 of 4**

CERCLIS Number:  
**CAD981654106**

### 7. Ground Water Pathway

<p>Is Ground Water Used for Drinking Water Within 4 Miles:</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Is There a Suspected Release To Ground Water:</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>List Secondary Target Population Served by Ground Water Withdrawn From:</p> <p>0 - 1/4 Mile _____</p> <p>&gt; 1/4 - 1/2 Mile _____</p> <p>&gt; 1/2 - 1 Mile _____</p> <p>&gt; 1 - 2 Miles _____</p> <p>&gt; 2 - 3 Miles _____</p> <p>&gt; 3 - 4 Miles _____</p> <p>Total Within 4 Miles _____</p>
<p>Type of Drinking Water Wells Within 4 Miles (Check all that apply)</p> <p><input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private <input type="checkbox"/> None</p>	<p>Have Primary Target Drinking Water Wells Been Identified:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, Enter Primary Target Population: _____ People</p>	
<p>Depth to Shallowest Aquifer: _____ Feet</p> <p>Karst Terrain/Aquifer Present:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Nearest Designated Wellhead Protection Area:</p> <p><input type="checkbox"/> 0 - 1/4 Mile <input type="checkbox"/> &gt;1/4 Mile - 4 Miles <input checked="" type="checkbox"/> None Within 4 Miles</p>	

### 8. Surface Water Pathway

<p>Type of Surface Water Draining Site and 15 Miles Downstream (Check all that apply)</p> <p><input type="checkbox"/> Stream   <input type="checkbox"/> River   <input type="checkbox"/> Pond   <input type="checkbox"/> Lake <input type="checkbox"/> Bay   <input type="checkbox"/> Ocean   <input checked="" type="checkbox"/> Other <u>Storm drains</u></p>	<p>Shortest Overland Distance From Any Source to Surface Water:</p> <p>_____ Feet</p> <p>_____ Miles</p>																												
<p>Is There a Suspected Release to Surface Water:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Site is Located in:</p> <p><input type="checkbox"/> Annual - 10 yr Floodplain <input type="checkbox"/> &gt; 10 yr - 100 yr Floodplain <input type="checkbox"/> &gt; 100 yr - 500 yr Floodplain <input checked="" type="checkbox"/> &gt; 500 yr Floodplain</p>																												
<p>Drinking Water Intakes Located Along the Surface Water Migration Path:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Have Primary Target Drinking Water Intakes Been Identified:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, Enter Population Served by Primary Target Intakes: _____ People</p>	<p>List All Secondary Target Drinking Water Water Intakes:</p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Water Body</th> <th style="text-align: left;">Flow (cfs)</th> <th style="text-align: left;">Population Served</th> </tr> </thead> <tbody> <tr><td>_____</td><td>_____</td><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td><td>_____</td><td>_____</td></tr> <tr> <td align="right" colspan="3">Total within 15 Miles</td> <td>_____</td> </tr> </tbody> </table>	Name	Water Body	Flow (cfs)	Population Served	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	Total within 15 Miles			_____
Name	Water Body	Flow (cfs)	Population Served																										
_____	_____	_____	_____																										
_____	_____	_____	_____																										
_____	_____	_____	_____																										
_____	_____	_____	_____																										
_____	_____	_____	_____																										
Total within 15 Miles			_____																										
<p>Fisheries Located Along the Surface Water Migration Path:</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Have Primary Target Fisheries Been Identified:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>List All Secondary Target Fisheries:</p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Waterbody/Fishery Name</th> <th style="text-align: left;">Flow (cfs)</th> </tr> </thead> <tbody> <tr> <td><u>Santa Monica Bay</u></td> <td><u>NA</u></td> </tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> </tbody> </table>	Waterbody/Fishery Name	Flow (cfs)	<u>Santa Monica Bay</u>	<u>NA</u>	_____	_____	_____	_____	_____	_____																		
Waterbody/Fishery Name	Flow (cfs)																												
<u>Santa Monica Bay</u>	<u>NA</u>																												
_____	_____																												
_____	_____																												
_____	_____																												

Potential Hazardous Waste Site  
Preliminary Assessment Form - Page 4 of 4

CERCLIS Number:  
**CAD981654106**

### 8. Surface Water Pathway (continued)

Wetlands Located Along the Surface Water Migration Path:

- ☐ Yes  
☒ No

Have Primary Target Wetlands Been Identified:

- ☐ Yes  
☒ No

List Secondary Target Wetlands:

Water Body	Flow (cfs)	Frontage Miles
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Other Sensitive Environments Located Along the Surface Water Migration Path:

- ☒ Yes  
☐ No

Have Primary Sensitive Environments Been Identified:

- ☐ Yes  
☒ No

List Secondary Target Sensitive Environments:

Water Body	Flow (cfs)	Sensitive Environment Type
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

### 9. Soil Exposure Pathway

Are People Occupying or Attending School or Day Care on or Within 200 Feet of Areas of Known or Suspected Contamination:

- ☐ Yes  
☒ No

If Yes, Enter total Resident Population:

\_\_\_\_\_ People

Number of Workers Onsite:

- ☐ None  
☐ 1 - 100  
☐ 101 - 1,000  
☐ > 1,000

Have Terrestrial Sensitive Environments Been Identified on or Within 200 Feet of the Site.

- ☐ Yes  
☒ No

If Yes, List Each Terrestrial Sensitive Environment:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 10. Air Pathway

Is There a Suspected Release to Air:

- ☒ Yes  
☐ No

Enter Total Population on or Within:

Onsite \_\_\_\_\_  
0 - 1/4 Mile \_\_\_\_\_  
> 1/4 - 1/2 Mile \_\_\_\_\_  
> 1/2 - 1 Mile \_\_\_\_\_  
> 1 - 2 Miles \_\_\_\_\_  
> 2 - 3 Miles \_\_\_\_\_  
> 3 - 4 Miles \_\_\_\_\_  
Total Within 4 Miles \_\_\_\_\_

Wetlands Located Within 4 Miles of the Site:

- ☐ Yes  
☒ No

Other Sensitive Environments Located Within 4 Miles Of The Site:

- ☐ Yes  
☒ No

List All Sensitive Environments Within 1/2 Mile of the Site:

Distance	Sensitive Environmental Type/Wetlands Area (acres)
Onsite	_____
0 - 1/4 Mile	_____
> 1/4 Mile - 1/2 Mile	_____

RUN DATE: 01/13/92 12:52:38  
CERCLIS DATA BASE DATE: 01/10/92  
CERCLIS DATA BASE TIME: 15:30:06  
VERSION 8.00

\*\* PROD VERSION \*\*  
U.S. EPA SUPERFUND PROGRAM  
\*\* CERCLIS \*\*  
SITE03: SITE INFORMATION FORM(SIF)

PAGE NO: 46  
CERHELP DATA BASE DATE: N/A  
CERHELP DATA BASE TIME: N/A  
FOR INTERNAL USE ONLY

SITE/INCIDENT FORM 1 (S11)  
\*SITE NAME: MISSION LAND CO.

\*EPA ID NO: CAD981654106 FMS SITE/SPILL ID: \_\_\_\_\_

ENFORCEMENT SENSITIVE INFORMATION  
S/I RPM-OSC NAME/PHONE: \_\_\_\_\_/( )\_\_\_\_\_  
OTHER REG CONTACT NAME/PHONE: \_\_\_\_\_/( )\_\_\_\_\_-\_\_\_\_

ALIAS NAME(S): COMSTOCK, CROSSER AND HICKEY ,

MISSION CCH1-LIMITED

\*STREET: 1500 ROSECRANS AVE.  
\*CITY: MANHATTAN BEACH  
\*COUNTY: LOS ANGELES  
\*STATE: CA  
\*ZIP: 90266

\*LATITUDE: 33/54/00.0  
\*LONGITUDE: 118/25/00.0  
\*LL SOURCE: G  
\*LL ACCURACY: \_

CONGRESSIONAL DISTRICT: 27  
\*COUNTY CODE: 037

\*SMSA: 4480

USGS HYDRO UNIT: \_\_\_\_\_  
FED AGENCY PRP FLG: N  
STATE PRP FLAG: N  
PRP AGENCY CODE: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
SECTION CODE : \_\_\_\_\_

\*FED. FACILITY FLAG: N  
\*RCRA FACILITY FLAG: \_\_\_\_\_  
FED FACILITY DOCKET FLAG: F  
DIOXIN TIER: \_\_\_\_\_  
SITE NAME SOURCE: \_\_\_\_\_  
MUNICIPAL PRP FLAG: N  
COST RECOVERY IND: E

AGGREGATE CASE BUDGET OBLIGATIONS: \_\_\_\_\_  
AGGREGATE FUND OBLIGATIONS: TBD

\*SITE/INCIDENT ABSTRACT: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*SITE CLASSIFICATION: ND

(NG) FUND LEAD/NEGOT  
(FE) FEDERAL ENFORCEMENT

(F ) FUND LEAD/NO NEGOT  
(ND) NO DETERMINATION(DEFAULT)

(SE) STATE ENFORCEMENT

\*CORE DATA ELEMENT OR CODE  
@ USACE OWNED SUBEVENT

ANY QUESTIONS? CALL CSC CERCLIS STAFF

ACTION: \_\_\_\_\_(CSC ONLY)

RUN DATE: 01/13/92 12:52:38  
CERCLIS DATA BASE DATE: 01/10/92  
CERCLIS DATA BASE TIME: 15:30:06  
VERSION 8.00

\*\* PROD VERSION \*\*  
U.S. EPA SUPERFUND PROGRAM  
\*\* C E R C L I S \*\*  
SITE03: SITE INFORMATION FORM(SIF)

PAGE NO: 47  
CERHELP DATA BASE DATE: N/A  
CERHELP DATA BASE TIME: N/A  
FOR INTERNAL USE ONLY

SITE/INCIDENT FORM 2 (SI2/MED)

\*SITE NAME: MISSION LAND CO.

\*EPA ID NO: CAD981654106 FMS SITE/SPILL ID: \_\_\_\_\_

S/I RPM-OSC NAME/PHONE: \_\_\_\_\_/( )-\_\_\_\_\_  
OTHER REG CONTACT NAME/PHONE: \_\_\_\_\_/( )-\_\_\_\_\_

ENFORCEMENT SENSITIVE INFORMATION

\*ENTRY NPL/STATUS INDICATOR: N

\*PROPOSED NPL UPDATE NO: 00

\*FINAL NPL UPDATE NO: 00

(S) PRE-PROPOSAL TO NPL  
(P) SITE CURRENTLY PROPOSED FOR THE NPL  
(R) SITE REMOVED FROM THE PROPOSED NPL  
(F) SITE CURRENTLY ON THE NPL

(D) SITE DELETED FROM NPL  
(N) SITE IS NOT CURRENTLY NOR WAS FORMERLY ON THE PROPOSED OR FINAL NPL  
(O) NON SITE: A SITE/INCIDENT WHICH WILL NOT COUNT IN THE INVENTORY OR  
IN STATISTICAL REPORTS

\*SITE CATEGORY: \_

(A) ABANDONED  
(D) DIOXIN  
(H) HOUSING AREA/FARM  
(L) LANDFILL  
(O) OTHER  
(T) MINES/TAILING

(B) CHEM. PLANT/IND REF  
(F) FEDERAL FACILITY  
(I) IND. WASTE TREATMENT  
(M) MANUFACTURING PLANT  
(P) PURE LAGOONS  
(V) WATERWAYS/CREEKS/RIVERS

(C) CITY CONTAMINATION  
(G) GROUND WATER  
(J) INORGANIC WASTE  
(N) MILITARY RELATED  
(R) RADIOACTIVE SITE  
(W) WELLS

\*OWNERSHIP INDICATOR: UN

(PR) PRIVATELY OWNED  
(FF) FED. OWNED  
(ST) STATE OWNED

(CO) COUNTY OWNED  
(DI) DISTRICT OWNED  
(MN) MUNICIPALITY OWNED

(IL) INDIAN LANDS  
(MX) MIXED OWNERSHIP  
(OH) OTHER  
(UN) UNKNOWN

\*INCIDENT TYPE: (FOR REMOVAL OSC'S ONLY) \_

(O) OIL SPILL OCCURRING AT A LOCATION NOT PREVIOUSLY IDENTIFIED AS A CERCLIS SITE  
(N) SPILL (OTHER THAN OIL) OR OTHER REMOVAL AT A LOCATION NOT PREVIOUSLY IDENTIFIED AS A CERCLIS SITE

#### MEDIA SECTION

MEDIUM: \_\_\_\_\_

(LA) LAND  
(AI) AIR

(SW) SURFACE WATER

(GW) GROUND WATER

GOAL ATTAINED: \_\_\_\_\_

(F) FULLY ACHIEVED  
(A) MEDIUM NOT AFFECTED

(P) PARTIALLY ACHIEVED  
(Z) MEDIUM NOT INVOLVED

(U) CLEANUP UNDERWAY

DIRECT THREAT ADDRESSED: \_

(Y) YES

(N) NO

(Z) DIRECT CONTACT THREAT DOES NOT EXIST

\*CORE DATA ELEMENT OR CODE  
@ USACE OWNED SUBEVENT

ANY QUESTIONS? CALL CSC CERCLIS STAFF

ACTION: \_\_\_\_\_ (CSC ONLY)



RUN DATE: 01/13/92 12:52:38  
CERCLIS DATA BASE DATE: 01/10/92  
CERCLIS DATA BASE TIME: 15:30:06  
VERSION 8.00

\*\* PROD VERSION \*\*  
U.S. EPA SUPERFUND PROGRAM  
\*\* CERCLIS \*\*  
SITE03: SITE INFORMATION FORM(SIF)

PAGE NO: 48  
CERHELP DATA BASE DATE: N/A  
CERHELP DATA BASE TIME: N/A  
FOR INTERNAL USE ONLY

ALIAS FORM (ALI)  
\*SITE NAME: MISSION LAND CO.  
\*EPA ID NO: CAD981654106 FMS SITE/SPILL ID: \_\_\_\_\_

S/I RPM-OSC NAME/PHONE: \_\_\_\_\_/(\_\_\_\_)\_\_\_\_-\_\_\_\_  
OTHER REG CONTACT NAME/PHONE: \_\_\_\_\_/(\_\_\_\_)\_\_\_\_-\_\_\_\_

ENFORCEMENT SENSITIVE INFORMATION

ALIAS NAME: COMSTOCK, CROSSER AND HICKEY

ALIAS ID: 01

STREET: \_\_\_\_\_

LATITUDE: \_\_/\_\_/\_\_-\_\_

CITY: \_\_\_\_\_

LONGITUDE: \_\_/\_\_/\_\_-\_\_

STATE: \_\_ ZIP: \_\_\_\_\_

ALIAS DESCRIPTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ALIAS NAME: MISSION CCH1-LIMITED

ALIAS ID: 02

STREET: \_\_\_\_\_

LATITUDE: \_\_/\_\_/\_\_-\_\_

CITY: \_\_\_\_\_

LONGITUDE: \_\_/\_\_/\_\_-\_\_

STATE: \_\_ ZIP: \_\_\_\_\_

ALIAS DESCRIPTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*CORE DATA ELEMENT OR CODE  
@ USACE OWNED SUBEVENT

ANY QUESTIONS? CALL CSC CERCLIS STAFF

ACTION: \_\_\_\_\_ (CSC ONLY)

RUN DATE: 01/13/92 12:52:38  
CERCLIS DATA BASE DATE: 01/10/92  
CERCLIS DATA BASE TIME: 15:30:06  
VERSION 8.00

\*\* PROD VERSION \*\*  
U.S. EPA SUPERFUND PROGRAM  
\*\* CERCLIS \*\*  
SITE03: SITE INFORMATION FORM(SIF)

PAGE NO: 49  
CERHELP DATA BASE DATE: N/A  
CERHELP DATA BASE TIME: N/A  
FOR INTERNAL USE ONLY

SITE/INCIDENT COMMENTS (SIC)

\*SITE NAME: MISSION LAND CO.

\*EPA ID NO: CAD981654106 FMS SITE/SPILL ID: \_\_\_\_\_

ENFORCEMENT SENSITIVE INFORMATION

S/I RPM-OSC NAME/PHONE: \_\_\_\_\_/( ) - \_\_\_\_  
OTHER REG CONTACT NAME/PHONE: \_\_\_\_\_/( ) - \_\_\_\_

CSC USE	COMMENT TYPE	GROUP NUMBER	LINE NUMBER	*COMMENT
-----	---	---	---	_____
-----	---	---	---	_____
-----	---	---	---	_____
-----	---	---	---	_____

\*CORE DATA ELEMENT OR CODE  
@ USACE OWNED SUBEVENT

ANY QUESTIONS? CALL CSC CERCLIS STAFF

ACTION: \_\_\_\_\_ (CSC ONLY)

RUN DATE: 01/13/92 12:52:38  
CERCLIS DATA BASE DATE: 01/10/92  
CERCLIS DATA BASE TIME: 15:30:06  
VERSION 8.00

\*\* PROD VERSION \*\*  
U.S. EPA SUPERFUND PROGRAM  
\*\* C E R C L I S \*\*  
SITE03: SITE INFORMATION FORM(SIF)

PAGE NO: 50  
CERHELP DATA BASE DATE: N/A  
CERHELP DATA BASE TIME: N/A  
FOR INTERNAL USE ONLY

REGIONAL UTILITIES (RUT)

\*SITE NAME: MISSION LAND CO.

\*EPA ID NO: CAD981654106 FMS SITE/SPILL ID: \_\_\_\_\_

S/I RPM-OSC NAME/PHONE: \_\_\_\_\_/( )-\_\_\_\_

OTHER REG CONTACT NAME/PHONE: \_\_\_\_\_/( )-\_\_\_\_

ENFORCEMENT SENSITIVE INFORMATION

<u>CSC</u> <u>USE</u>	<u>REGIONAL</u> <u>UTILITY CODE</u>	<u>DESCRIPTION</u>	<u>DATE 1</u> <u>MM/DD/YY</u>	<u>DATE 2</u> <u>MM/DD/YY</u>	<u>DATE 3</u> <u>MM/DD/YY</u>	<u>FREE FIELD</u>
---	_____	_____	_____	_____	_____	_____
---	_____	_____	_____	_____	_____	_____
---	_____	_____	_____	_____	_____	_____
---	_____	_____	_____	_____	_____	_____

\*CORE DATA ELEMENT OR CODE  
a USACE OWNED SUBEVENT

ANY QUESTIONS? CALL CSC CERCLIS STAFF

ACTION: \_\_\_\_\_(CSC ONLY)

RUN DATE: 01/13/92 12:52:38  
CERCLIS DATA BASE DATE: 01/10/92  
CERCLIS DATA BASE TIME: 15:30:06  
VERSION 8.00

\*\* PROD VERSION \*\*  
U.S. EPA SUPERFUND PROGRAM  
\*\* CERCLIS \*\*  
SITE03: SITE INFORMATION FORM(SIF)

PAGE NO: 51  
CERHELP DATA BASE DATE: N/A  
CERHELP DATA BASE TIME: N/A  
FOR INTERNAL USE ONLY

OPERABLE UNITS (OPU)

\*SITE NAME: MISSION LAND CO.

\*EPA ID NO: CAD981654106 FMS SITE/SPILL ID: \_\_\_\_\_

S/I RPM-OSC NAME/PHONE: \_\_\_\_\_  
OTHER REG CONTACT NAME/PHONE: \_\_\_\_\_

ENFORCEMENT SENSITIVE INFORMATION

\*OPERABLE UNIT IND: 00

\*OPERABLE UNIT NAME: SITE EVALUATION/DISPOSITION

\*OPERABLE UNIT DESCRIPTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*OPERABLE UNIT IND: \_\_\_\_\_

\*OPERABLE UNIT NAME: \_\_\_\_\_

\*OPERABLE UNIT DESCRIPTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*OPERABLE UNIT IND: \_\_\_\_\_

\*OPERABLE UNIT NAME: \_\_\_\_\_

\*OPERABLE UNIT DESCRIPTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---

NOTE: \*FOR PREREMEDIAL AND REMOVAL EVENTS, OPERABLE UNIT INDICATOR = 00.  
\*FOR REMEDIAL EVENTS, ASSIGN OPERABLE UNIT INDICATORS BEGINNING WITH 01.  
\*AN "ALIAS LINK" LINKS AN OPERABLE UNIT WITH A SPECIFIC ALIAS

---

\*CORE DATA ELEMENT OR CODE  
a USACE OWNED SUBEVENT

ANY QUESTIONS? CALL CSC CERCLIS STAFF

ACTION: \_\_\_\_\_ (CSC ONLY)

RUN DATE: 01/13/92 12:52:38  
CERCLIS DATA BASE DATE: 01/10/92  
CERCLIS DATA BASE TIME: 15:30:06  
VERSION 8.00

\*\* PROD VERSION \*\*  
U.S. EPA SUPERFUND PROGRAM  
\*\* CERCLIS \*\*  
SITE03: SITE INFORMATION FORM(SIF)

PAGE NO: 52  
CERHELP DATA BASE DATE: N/A  
CERHELP DATA BASE TIME: N/A  
FOR INTERNAL USE ONLY

PREREMEDIAL  
INFORMATION (EVT/SVT/FIN)

\*SITE NAME: MISSION LAND CO.

\*EPA ID NO: CAD981654106 FMS SITE/SPILL ID: \_\_\_\_\_

ENFORCEMENT SENSITIVE INFORMATION

S/I RPM-OSC NAME/PHONE: \_\_\_\_\_/( )-\_\_\_\_\_  
EVENT REGIONAL CONTACT NAME/PHONE: \_\_\_\_\_/( )-\_\_\_\_\_  
OTHER REG CONTACT NAME/PHONE: \_\_\_\_\_/( )-\_\_\_\_\_

\*OP UNIT      \*OP UNIT NAME  
\*EVENT      \*EVENT NAME  
SUBEVENT TYPE    \*SUBEVENT NAME

LEAD	<-----START----->			<-----COMPLETE----->			PLANNING STATUS	SCAP NOTE
	PLAN (MM/DD/YY)	*PLAN (FY/Q)	*ACTUAL (MM/DD/YY)	PLAN (MM/DD/YY)	*PLAN (FY/Q)	*ACTUAL (MM/DD/YY)		

00      SITE EVALUATION/DI

DS1      DISCVRY 01  
\*EVENT QUALIFIER: \_

F	__/__/__	__/_	__/__/__	__/__/__	__/_	12/26/90	-	_____
---	----------	------	----------	----------	------	----------	---	-------

PA1      PA      01  
\*EVENT QUALIFIER: N

F	__/__/__	__/_	__/__/__	__/__/__	__/_	12/20/91	-	_____
---	----------	------	----------	----------	------	----------	---	-------



A PROFESSIONAL SERVICES ORGANIZATION

**URS CONSULTANTS, INC.**

401 EAST OCEAN BOULEVARD  
MEZZANINE LEVEL  
LONG BEACH, CALIFORNIA 90802  
TEL: (213) 436-9386  
FAX: (213) 436-2029

**OFFICES**

SAN FRANCISCO  
SEATTLE  
DENVER  
MOUNTAIN VIEW  
COLORADO SPRINGS  
SACRAMENTO  
PORTLAND  
ANCHORAGE  
SAN BERNARDINO  
LONG BEACH  
PHOENIX  
LAS VEGAS

NEW YORK  
CLEVELAND  
COLUMBUS  
PARAMUS  
AKRON  
BUFFALO  
NEW ORLEANS  
ATLANTA  
BOSTON  
VIRGINIA BEACH  
SAN ANTONIO  
PITTSBURGH

September 17, 1991

Mr. Brad Skepner  
Property Manager  
Mission-CCH1 Limited  
321 12th Street  
Manhattan Beach, California 90266

Dear Mr. Skepner:

URS Consultants, Inc., is currently a contractor to the United States Environmental Protection Agency (EPA) under Contract Number 68-W9-0054. Pursuant to Section 104 of the *Comprehensive Environmental Response, Compensation and Liability Act* of 1980 (CERCLA or Superfund), as amended by the *Superfund Amendments and Reauthorization Act* of 1986 (SARA), and Section 3007 of the *Resource Conservation and Recovery Act* of 1986 (RCRA), as amended by the *Hazardous and Solid Waste Amendments* of 1984 (HSWA), the EPA is conducting a nationwide inventory and screening of sites and facilities where hazardous substances may be located. Under the contractual relationship with the EPA, URS Consultants (URS) is responsible for assisting the EPA in identifying and investigating such potential sites. Enclosed is a letter of introduction duly designating URS to perform such work on behalf of the EPA.

Mission Land Company has been listed on the EPA's inventory of potential hazardous substance sites. The EPA has requested that URS conduct a Preliminary Assessment (PA) of Mission Land Company, located at the 1500 block of Rosecrans Avenue, Manhattan Beach, California. As part of the PA, an on-site inspection will be conducted to obtain information about current and historical practices at the facility. The on-site inspection will include a meeting with your company's representatives, followed by a walk-through tour of the facility.

Pursuant to applicable provisions of Section 104 of CERCLA; Section 3007 of the *Resource Conservation and Recovery Act*; Section 9 of the *Federal Insecticide, Fungicide, and Rodenticide Act*; Section 3 of the *Toxic Substances Control Act*; and Section 308 of the *Clean Water Act*, the EPA hereby request that you make the following documents available to URS at the time of the facility tour:

- *Ownership and operational history of the site.*
- *Site plans, facility maps, and historical aerial photographs, if available, showing the locations of any hazardous substances, pollutant or contaminant, management activities, wells, buildings, drainage, and any other relevant features.*

- *List of all hazardous substances, pollutants or contaminants generated, stored, treated, disposed of at or transported from the facility; include dates and amounts, if known.*
- *Description of past and present waste management practices including on-site generation, storage, treatment, disposal, or removal of hazardous substances, pollutants, or contaminants.*
- *Description of all on-site hazardous substance, pollutant or contaminant storages, treatment or disposal areas, including size, containment features, dates used, and amounts of materials stored, treated or disposed of.*
- *Description of any releases of hazardous substances to the environment. Include dates and regulatory agency response to the releases, if any.*
- *Description of any environmental or public health regulatory or enforcement agency involvement at your facility.*
- *Description of all federal, state, and local permits held by the facility. Include permit number, issuance and expiration dates. Also describe any occurrence of noncompliance with these permits.*

Please also see Attachment A to the accompanying letter for important information on confidential business information. If you wish to comment on the confidentiality of the information requested or EPA's release of such confidential information to URS, you must do so in writing within five (5) days from your receipt of this letter. Submit any such comments to:

**Thomas A. Mix**  
Chief, Site Evaluation Section (H-8-1)  
United States Environmental Protection Agency  
75 Hawthorne Street  
San Francisco, California 94015

The meeting and facility tour of Mission Land Company is scheduled for Tuesday, September 24, 1991, at 10:00 a.m.

Two URS representatives will be present during the facility meeting and tour. Our corporate health and safety requirements may necessitate our carrying certain air monitoring equipment with us during the facility tour. This equipment will be used to monitor our own exposure to hazardous materials and will not be used to document air quality at the facility. We will also be taking pictures during the facility tour.

If you have any questions about the meeting and facility tour, or about the PA in general, you can contact me at our office in Long Beach at (213) 436-9386, or you may contact Rachel Loftin, EPA Work Assignment Manager at (415) 744-2348.

Sincerely,

URS CONSULTANTS, INC.



Mitchell K. Middagh  
Project Manger

Attachment

EPA/PASI/SVC/CAD981654106



## Attachment A

Access to the information requested by the EPA in the accompanying letter must be provided notwithstanding its possible characterization as confidential information or trade secrets. You may, if you desire, assert a confidentiality claim covering part or all of the information requested pursuant to CERCLA Section 104(e); and 40 CFR, Section 2.203 (b), by attaching to such information at the time EPA's duly designated representative is provided access to such information, a cover sheet, stamped or typed legend, or some other suitable form of notice, employing language such as **TRADE SECRET, PROPRIETARY, or CONFIDENTIAL BUSINESS INFORMATION**. Information covered by such a claim will be released by EPA or its representatives only to the extent authorized by CERCLA Section 104 (e). If no such claim accompanies the information when it is released to EPA's duly designated representative, it may be made available to the public by EPA and its representatives without further notice to you. You should read the above-cited regulations carefully before asserting a business confidentiality claim, since certain categories of information are not properly the subject of such a claim.

The regulations of 40 CFR, Section 2.211, preclude EPA employees from wrongfully using or disclosing any business information that was obtained during the performance of the employees' official duties. In addition, EPA employees must take all appropriate action to safeguard business information from improper disclosure. EPA employees who violate these requirements are subject to dismissal, suspension, or fines. Criminal action may be taken against EPA employees who willfully disclose confidential business information. A contractor with EPA who obtains business information during execution of an EPA contract can disclose information only as allowed in the contract. EPA regulations on confidentiality in 40 CFR, Part 2, Subpart B, require that the contractor agree to the clause entitled, *Treatment of Confidential Business Information* before any confidential business information may be furnished to the contractor.

This letter serves as notice to you, pursuant to 40 CFR, Section 2.310(h), of the contemplated disclosure by EPA of the information at your facility relating to:

- *Any materials which have been or are generated, treated, stored, disposed of, or transported from, the facility; and*
- *Your ability to pay for or to perform a cleanup.*

The EPA plans to disclose this information to URS Consultants, Inc., under Contract Number 68-W9-0054. This disclosure is necessary in order for URS to carry out the inspection of your facility, including document review and copying. Pursuant to 40 CFR Section 2.310(h), you may submit comments to EPA on EPA's disclosure of confidential business information to its authorized representatives. Any comments on this contemplated

disclosure must be submitted to EPA within five (5) days of your receipt of this letter.  
Submit any such comments to:

Thomas A. Mix  
Chief, Site Evaluation Section (H-8-1)  
United States Environmental Protection Agency  
75 Hawthorne Street  
San Francisco, California 94015

Failure to submit your comments in a timely manner shall not be cause for refusal to allow URS Consultants, Inc., access to the requested records.

LAW OFFICES  
**MITCHELL, SILBERBERG & KNUPP**  
A PARTNERSHIP OF PROFESSIONAL CORPORATIONS

LONDON OFFICE  
SECOND FLOOR  
16 BELL YARD  
LONDON WC2A 2JR  
TELEPHONE 01 831 5434  
FAX 01 831 8605

TRIDENT CENTER  
11377 WEST OLYMPIC BOULEVARD  
LOS ANGELES, CALIFORNIA 90064-1683  
(213) 312-2000

CABLE ADDRESS SILMITCH  
TELEX 69-1347  
OMNIFAX (213) 312-3100  
OUR FILE NUMBER  
**13/04-2-5**

WRITER'S DIRECT NUMBERS  
TELEPHONE (213) 312-3176  
OMNIFAX (213) 312-3788

DOCUMENT NUMBER  
**DXR\_L004.CCH**

December 10, 1990

William K. Reilly  
Administrator  
United States Environmental Protection Agency  
401 M Street  
Washington, D.C. 20460

Re: Claim by Mission Land Co. Against Chevron Corp.

Dear Mr. Reilly:

This firm represents Mission Land Company/Comstock, Crosser & Hickey ("CCH") in connection with a dispute involving a certain property owned by CCH located at 1500 Rosecrans Avenue, Manhattan Beach, California ("the Property"). This letter is sent pursuant to the notice provisions found in 42 USC §9659(d)(1), and 42 USC §6972(b)(1).

CCH intends to file a lawsuit in federal district court against Chevron Corporation ("Chevron") seeking indemnity and contribution for costs incurred by CCH for violations of standards, regulations, and requirements under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 USC §§ 9601 et. seq. ("CERCLA"), and the Resource Conservation and Recovery Act ("RCRA").

CCH purchased the Property from a third party in 1988, and continues to own the Property. On or about 1989, CCH has had to clean up the Property and take other remedial action because of contaminated soils placed on the Property by Chevron. In addition, the contaminated soil on the Property resulted in the generation of methane gas, requiring CCH to install a methane protection system on the Property. CCH undertook in its cleanup and corrective activities in conjunction with the State of California, Department of Health Services ("DHS").

12/10/90  
DLS  
K C ✓  
H-1

Historically, part of the Property was located within the boundary of one of four former reservoirs owned by Chevron between the 1920's and the 1960's. When these reservoirs were dismantled, large quantities of soil were discovered to be soaked with oil. During subsequent cut and fill grading operations, oily soils were mixed with clean sand and spread throughout the oil storage area site, including over the western edge of CCH's property. CCH's consultants concluded that the contaminated soils on the Property included "cutter stock" and partially refined oils, and that the methane was generated by bacterial interaction with the oily soils.

In taking all necessary steps to clean up and remediate the Property, CCH expended significant sums of money, totaling \$283,585.14. CCH never caused nor engaged in any activity resulting in the contamination of the Property, and is not responsible for the clean up. Chevron is alone responsible for the above costs incurred and paid by CCH. CCH intends to file a lawsuit against Chevron for reimbursement of the cleanup costs, asserting claims under CERCLA, RCRA, as well as causes of action based on nuisance, trespass, negligence, ultra hazardous activities, equitable indemnity, unfair competition, fraud and the Racketeer Influence and Corrupt Organizations Act ("RICO").

CCH will file its action herein sixty (60) days from the date of this Notice, unless the EPA or the DHS elect to commence and are diligently prosecuting such action under CERCLA or RCRA against Chevron.

Sincerely,



Daniel Romano  
for  
Mitchell, Silberberg & Knupp

DR:lrc

cc: Daniel McGovern, Regional Administrator, EPA, Region IX  
1235 Mission Street, S.F., CA 94103

Department of Health Services, Toxic Substances Control Div.,  
107 S. Broadway, Room 7128, Los Angeles, CA 90012

J.W. Ross, Managing Environmental Counsel, Law Department,  
Chevron Corp, P.O. Box 7141, San Francisco, CA 94120-7141